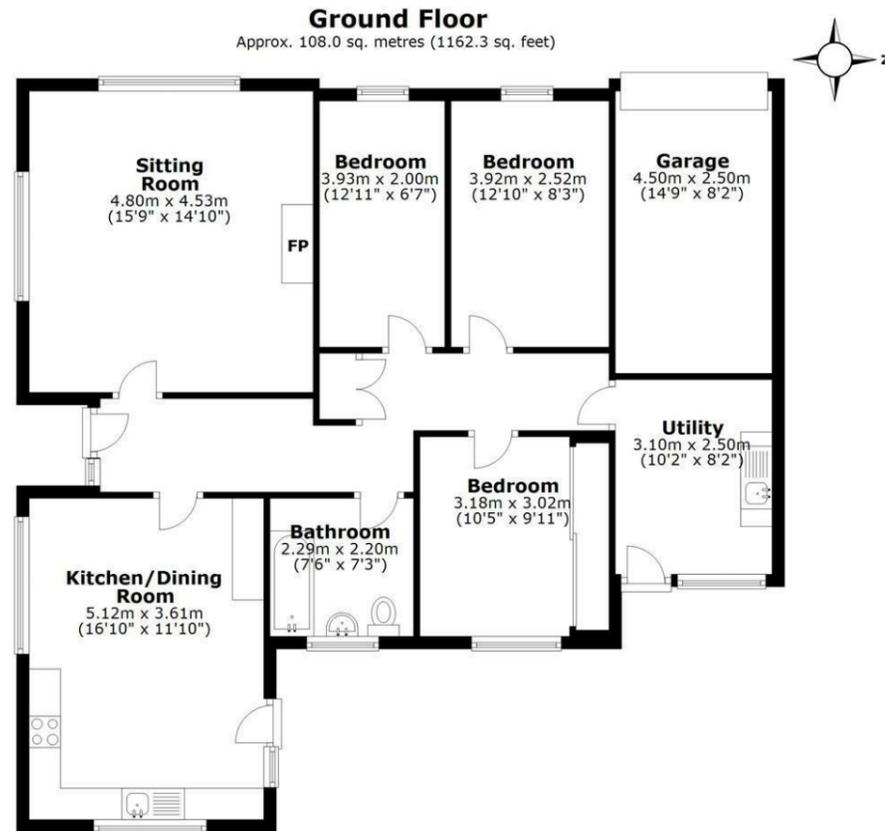


MENACUDDLE LANE, ST. AUSTELL



Ground Floor
Approx. 108.0 sq. metres (1162.3 sq. feet)

Total area: approx. 108.0 sq. metres (1162.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.

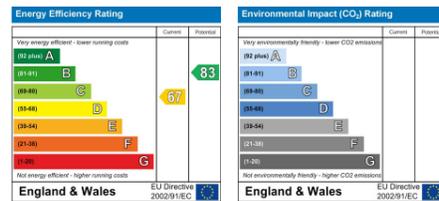
Plan produced using PlanUp.

19 Menacuddle Lane, St Austell

KEY FEATURES

- Detached Bungalow
- Cul-de-sac Position
- Spacious Sitting Room
- Bathroom and Utility room
- Gas C/H and D/Glazing
- Edge of Town Centre
- 3 Bedrooms
- Kitchen/ Dining room
- Garage
- Enclosed Rear Gardens

ENERGY PERFORMANCE RATING



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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19 MENACUDDLE LANE, ST. AUSTELL, PL25 5QN

A DETACHED BUNGALOW IN A QUIET CUL-DE-SAC LOCATION

Occupying a level corner plot in a well-established part of the town within a few minutes walk of the railway station and the town centre. An individual property, ideal as a small family home but perfect for retirement. Three bedrooms, bathroom, kitchen/dining room, lounge and utility. Gas central heating.

Garage and enclosed rear gardens.

GUIDE PRICE £350,000

GENERAL REMARKS AND LOCATION

This property is one of a mere handful of properties set within a cul-de-sac at Menacuddle Lane to the north of St Austell town centre. It has been a cherished home for many years and affords good size accommodation including 3 bedrooms, bathroom, a generous kitchen/dining-room, spacious lounge and a useful utility/boot-room. As to be expected the windows have replacement double glazing, the fascias are in upvc for low maintenance and there is a comprehensive system of gas fired central heating. Overall the bungalow is suitable for a wide range of the buying public but it is particularly suitable for retirement being in a quiet but very accessible location close to the facilities of the town.

Menacuddle Lane is a turning off Menacuddle Hill which is a continuation of North Street and Market Hill approached directly from Fore Street (the main street of St Austell town centre) leading northwards opposite the parish church. The access road climbs the hill passing under the railway bridge and then the cul-de-sac comprising Menacuddle Lane is easily accessed and where it continues as a footpath. Hence the property is easily within walking distance of the shopping centre, as well as the railway station, the Polkyth Leisure Centre and also the library.

In greater detail the accommodation comprises (all measurements are approximate):

HALLWAY

with radiator.

LOUNGE

15'9" x 14'10" (4.80m x 4.52m)

a dual aspect room focusing to a stone fireplace and matching side benches. Radiator.

**KITCHEN/DINING ROOM**

16'10" x 11'10" (5.13m x 3.61m)

fitted with a range of units comprising ample base cupboards, wall mounted storage cupboards, a central island and work surface area with one and a half bowl sink and drainer inset. The gas cooker is broken but will be included in the sale. Extractor fan, radiator, and rear access door.

INNER HALLWAY

with Airing Cupboard containing insulated cylinder and electric immersion heater. Access to loft space with extendable ladder.

BEDROOM 1

12'10" x 8'3" (3.91m x 2.51m)

with fitted wardrobes and radiator.

BEDROOM 2

10'5" x 9'11" (3.18m x 3.02m)

with a range of fitted wardrobes along one wall and with internal radiator.

BEDROOM 3/POSSIBLE STUDY

12'11" x 6'7" (3.94m x 2.01m)

with radiator.

BATHROOM

7'6" x 7'3" (2.29m x 2.21m)

with suite comprising bath with shower attachment over and with Mira Event electric shower fitting and curtain. Vanity wash basin and WC.

**UTILITY/BOOT ROOM**

10'2" x 8'2" (3.10m x 2.49m)

with fitted cupboards, worktop and sink with drainer inset. Door to the outside. Radiator.

OUTSIDE

The bungalow is set back from the estate road and fronting a communal grassed open space and an area of garden mainly laid to lawn with a variety of shrubs. A GARAGE (14'9" x 8'2") is integral with the bungalow and whilst suitable for a small car it directly adjoins the utility room which is approached from the hallway within.

A pathway leads alongside the bungalow passing the entrance door (on the side of the bungalow) and continuing to the rear garden which is mostly enclosed and private. Here there is a paved area with circular pebble feature and an area of level lawn with hedge boundaries and a variety of specimen shrubs. There is also a separate enclosed kitchen garden with raised beds and a selection of fruit trees.

There is a greenhouse, garden shed and summerhouse.

SERVICES

Mains water, electricity, gas and drainage. The gas boiler for central heating and hot water is located within the loft space.

NB The electrical circuit, appliances and central heating system are believed to be in working order but have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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DIRECTIONS

From Fore Street (at the end of the main shopping street of St Austell) where it merges with Market Street and Church Street take the narrow road opposite the parish church which passes to the front of The Manor House and continues up the hill. Proceeding upwards pass under the railway bridge and after a short distance turn into the cul-de-sac on the right hand side which is Menacuddle Lane. No 19 will be easily located at the far end.